023.0	0001	0036.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,006,400 / 1,006,400
					USE VALUE:	1,006,400 / 1,006,400
					ASSESSED:	1,006,400 / 1,006,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BETTENCOURT PAULA M/ TRUSTEE
Owner 2:	CLOTILDE MARIA MOTA REVOCABLE
Owner 3:	TRUST
Street 1:	43 AMSDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOTA CLOTILDE MARIA -
Owner 2:	-
Street 1:	43 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2708 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5416.000	535,900	4,500	466,000	1,006,400
Total Card	0.124	535,900	4,500	466,000	1,006,400
Total Parcel	0.124	535,900	4,500	466,000	1,006,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.71 /Parcel: 371.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14923

GIS Ref

GIS Ref

Insp Date 07/29/17

!1878!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	535,900	4500	5,416.	466,000	1,006,400		Year end	12/23/2021
2021	104	FV	511,200	4500	5,416.	466,000	981,700		Year End Roll	12/10/2020
2020	104	FV	511,300	4500	5,416.	466,000	981,800	981,800	Year End Roll	12/18/2019
2019	104	FV	380,800	4500	5,416.	495,100	880,400	880,400	Year End Roll	1/3/2019
2018	104	FV	380,800	4500	5,416.	361,100	746,400	746,400	Year End Roll	12/20/2017
2017	104	FV	356,800	4000	5,416.	314,500	675,300	675,300	Year End Roll	1/3/2017
2016	104	FV	356,800	4000	5,416.	267,900	628,700	628,700	Year End	1/4/2016
2015	104	FV	317,300	4000	5,416.	262,100	583,400	583,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:43:48

LAST REV

Date	Time
10/10/19	12:31:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOTA CLOTILDE M	73228-63	1	9/4/2019	Convenience	10	No	No		
	12679-551		8/5/1974		50,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2017	1073	New Wind	1,200	C				
6/15/2010	674	Re-Roof	9,000					
11/25/1997	719	Manual	26,000					REPAIR FOUNDATION
4/9/1992	122	Manual	12,500					SIDING-REPAIR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
9/30/1999	Meas/Inspect	264	PATRIOT
8/11/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5416		Sq. Ft.	Site		0	80.	1.08	1									465,984						466,000	

Total AC/HA: 0.12433 | Total SF/SM: 5416 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 465,984 | Spl Credit | Total: 466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08460259
Const Adj.:	0.98980200
Adj $ / SQ:	193.238
Other Features:	102450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658346
Depreciation:	122452
Depreciated Total:	535893

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

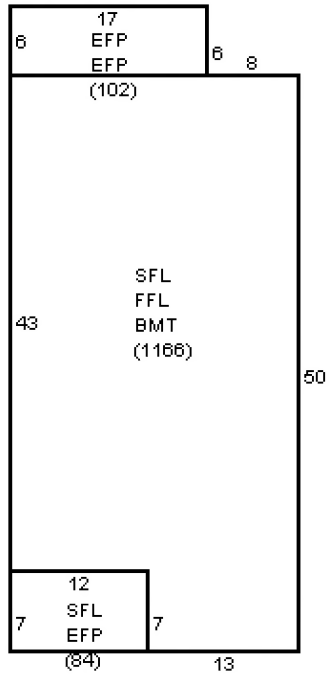
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.24
Special Features:	0	Val/Su Net:	138.48
Final Total:	535900	Val/Su SzAd	221.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	193.240	241,547
BMT	Basement	1,166	67.390	78,579
FFL	First Floor	1,166	193.240	225,315
EFP	Enclos Porch	288	36.300	10,456
	Net Sketched Area:	3,870	Total:	555,897
Size Ad	2416	Gross Area	3870	FinArea 2708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	AV	1928	20.44	T	40	104			4,000			4,000
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	104			500			500

More: N	Total Yard Items:	4,500	Total Special Featues:		Total: 4,500